



Whipple Consulting Engineers, Inc.

September 24, 2020

WCE No. 2020-2699

City of Spokane  
808 W. Spokane Falls Boulevard  
Spokane WA, 99201

Attn: Tami Palmquist

**Re: The Greens on Meadow Lane– A Residential Subdivision  
Project Narrative**

Dear Ms. Palmquist,

This letter is intended to serve as the project development narrative

The project proposes to develop 5.95 acres into a 36-lot subdivision. The project is located on S Meadow Lane Rd., near where it meets W Meadow Lane Rd. The property previously served as a small golf facility and is currently fully landscaped. The project proposes to create an interior interconnected roadway system.

The site is currently zoned as RSF. The subject property is located in a portion of the South 1/2 of Section 06, T 24 N., R 43 E., W.M. The parcel number for the project is 34064.0034. The surrounding areas are single family residential land uses to the south, large lot residential to the west, a church to the north, and US195 to the east.

**Sewer System**

City of Spokane Sewer Department is proposed to serve the project site.

**Water System**

City of Spokane Water Department is proposed to serve the project site. A water system analysis is anticipated to be completed for this project, and any off-site improvements will be subject to GFC reimbursement.

**Power and Dry Utilities**

Avista, Comcast and Centurylink have utilities in and around the development. These utilities are anticipated to be placed in or along all project streets.

**Stormwater**

For this project stormwater is anticipated to sheet flow from the road surface and the impervious surfaces of each lot with the majority of the stormwater being captured by catch basins. Within the stormwater ponds the project stormwater will be treated and disposed of per the SRSM.

### **Comprehensive Plan**

This request is consistent with the following Comprehensive Plan Goals and Policies.

***This project is consistent with the Comprehensive Plan through the implementation of the goals and policies as outlined below.***

A. Goal LU1. Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

a. LU1.1 Neighborhoods. Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.

***This project is designed so as to promote neighborhood character. The street design concept provides efficient land use while maintaining a cohesive neighborhood concept by discouraging cut through traffic.***

B. Goal LU2. Encourage the enhancement of the public realm.

a. LU- 2.1 Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

***The addition of single family lots encourages social interaction with the neighbors throughout this project. Tree lined streets with sidewalks throughout the subdivision encourage pedestrian connectivity and the associated social interaction between neighbors. Landscaped front yards provide attractive streetscapes similar to the adjacent residential subdivisions.***

b. LU-2.2 Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

***The proposed single family lots are compatible with the lots in adjacent subdivisions, and the homes will be similar in character. It complies with all City performance and design standards associated with the Residential Single Family zoning.***

B. Goal LU3. Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work and transportation systems.

a. LU-3.1 Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by

focusing growth in areas where adequate services and facilities exist or can be economically extended.

***This project is an infill project within the City limits and which will extend city streets and services.***

C. Goal LU 3.7. Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.

***The project conforms to the lot size and density standards associated with the zoning, which promotes efficient land use within the City's boundaries.***

D. Goal LU5. Promote development in a manner that is attractive, complementary, and compatible with other land uses.

a. LU-5.1 Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

***The project will contribute to regional infrastructure improvements such as water system and transportation system improvements through construction and through financial contribution via impact fees so as to mitigate impacts and to maintain and enhance the quality of life in the vicinity.***

b. LU-5.2 Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

***The frontage will have street trees to enhance the surrounding area.***

c. LU-5.5 Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

***The project matches the surrounding single-family lots in size and the resulting built environment will appear to be an extension of the surrounding urban environment.***

E. Goal LU6 Ensure the provision and distribution of adequate, public lands and facilities throughout the city.

a. LU-6.9 Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

***The public infrastructure facilities will be designed so as to blend into the existing natural and built environment to the best extent possible.***

F. Goal LU8. Maintain an Urban Growth Area that includes areas and densities sufficient to accommodate the city's allocated population, housing and employment growth for the

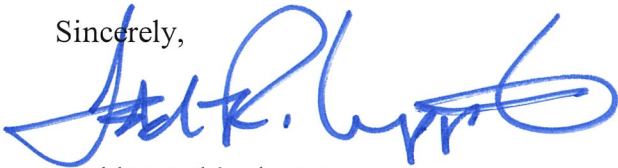
succeeding twenty-year period, including the accommodation of the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, but that does not exceed the area necessary to accommodate such growth.

- a. Goal LU-8.1 Limit urban sprawl by encouraging development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided.

*This is an infill project within the urban growth boundary with public facilities located immediately adjacent to the site.*

If you have any questions or comments regarding this letter please feel free to contact me at (509) 893-2617.

Sincerely,



Todd R. Whipple, P.E.  
Whipple Consulting Engineers, Inc.

Encl:

CC: Sponsor  
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